

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

March 12, 2014

The meeting was called to order at 4:02 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Clover Meaders, and Latai Tupou

ABSENT

N/A

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately seven (7) people were in the audience

ZONE TEXT CHANGE APPLICATION

ZT-10-2013

West Valley City

Amending Section 7-14-105 regarding single family home design standards

This application was continued during the Planning Commission meeting on January 15th to allow staff time to solicit input from homebuilders. It was then continued again on February 12th to address input received from homebuilders at the public hearing.

City staff is proposing a zoning ordinance amendment to Section 7-14-105 which addresses single family home design standards. The primary changes are to the point system of architectural features that were first adopted in 2005. The City Council has requested an update to the point system to raise the bar on the standards and to adjust the point value of different features so that the more prominent items are emphasized.

By way of background, the outline below describes the progression of the City's single family home standards:

Prior to 1998

- Minimum house size: 900 sq. ft.
- Single car garage or basement storage required

1998

- Minimum house size: 1,200 sq. ft.
- Two car garage required
- Started to use development agreements for planned unit developments (PUD's)

2002

- Minimum house size: 1,350 sq. ft. for ramblers and 1,500 sq. ft. for multi-levels
- 35% masonry required
- Required development agreements for all rezones and PUD's

2005

- Point system for architectural features added

2006

- Minimum house size: 1,400 sq. ft. for ramblers and 1,600 sq. ft. for multi-levels

The proposed ordinance revisions are attached to this report. The main changes are an increase in the minimum number of points required and a decrease in the point value of many of the architectural features. Below is a brief explanation for most of the changes:

- The minimum roof pitch was increased to 4:12. Most homes built today have pitches at 6:12 and staff believes the current 2'5":12 standard is too low.
- To prevent the garage door from being the dominant feature on the front of the house, a standard was added that requires the non-garage portion of the house to be at least 18' wide for ramblers and 15' for multi-levels.
- To raise the bar on architectural features, the minimum number of points was raised to 250 for ramblers and 300 for multi-levels.
- To gain a greater variety of features used, a new category for windows was added.
- For most items, the point value was reduced to raise the bar on the standards and to emphasize features that are more prominent than others.
- The use of two or more gables was separated from the hip style roof or two or more planes as these are different treatments that each add roof articulation.
- For the material selections, the 50%, 80% and 100% brick options were removed as they were rarely if ever used even though they had high point values. They were replaced with exterior material options that are much more likely to be used based on a review of recent home plans.

- The minimum size of columns for covered entries was increased to make them stand out more.
- The separation between the third car garage and the rest of the garage was reduced slightly to match what was seen on several recent home plans.
- For certain window treatments, a small amount of points was allotted to each treatment and a cap was introduced. For example, instead of getting 40 points for using 5 or more windows, a builder can get 5 points for each window. The idea here is that there should be some credit given for windows if less than 5 are used.
- Aside from the material selection changes, five new items (5B, 6G, 6H, 7G and 7I) were added to offer builders more choices and reflect features used on recent home plans.
- Gable returns were moved to the seventh category of additional design selections since these features were not considered substantial enough by themselves to be counted as the one required roof treatment.
- The amount of additional square footage eligible for points was reduced since this is one of the more costly items.

If the proposed new standards are adopted, they will only apply to homes in new subdivisions that are submitted after the ordinance is adopted. There are still hundreds of lots within approved subdivisions like Highbury Place, Southridge and Sunset Hills that will not be affected by these new standards.

Based on input from the Planning Commission and homebuilders, staff has made five revisions since the last draft which are described below:

1. The minimum width of the non-garage portion of the house was reduced from 20' to 18' for ramblers and 15' for multi-levels. This language was changed to balance homebuilders' interest in home design flexibility with the City's desire to minimize the visual impact of garages.
2. The point value for a 3 car garage where one of the spaces is located at least 1.5' behind the other two garage spaces was increased from 50 to 60 points. Homebuilders indicated that 3 car garages are very popular and add significant value to a home.
3. Decorative roof vents were added back with a point value of 5.
4. Homes where all of the windows on the front elevation have either a header, sill or trim with depth are given 10 points.
5. The minimum number of points required for a rambler was increased from 240 to 250. Given the number of new design features that have been added and since 3 car garages are now worth 60 points, there are more ways to achieve the minimum number of points.

Staff Alternatives

1. Approval, the standards should be modified.
2. Continuance, for reasons determined during the public hearing.
3. Denial, the ordinance should remain unchanged.

Applicant:

West Valley City

Neutral:

Randy Moore

9691 Granite Woods Cir.

Discussion: Steve Pastorik presented the application. Randy Moore, a builder, stated that the standards proposed by staff are very high. He indicated that some of the nice homes that he is currently building will barely meet the ordinance. Mr. Moore stated that he feels 15 foot home width for both ramblers and two-story homes is a good number. He indicated that the original proposal of 20 feet was too high and would discourage two story homes from being built. Mr. Moore stated that he feels points should be added back into the proposed ordinance for 6 inch fascia. He indicated that builders likely won't do this unless they are given points because it is more expensive. Mr. Moore indicated that the ordinance should be more clear on decorative vents and should specify that there are 5 points given per vent in case a builder wants to add more than one to a home. Mr. Moore stated that he understands what the City is trying to do in upgrading the standards but is concerned with

some of these changes. He stated that buyers don't want certain things added to their home and builders have a hard time satisfying their wants with the City's ordinance. He stated this is a big increase and a very high standard that will be difficult to meet. Phil Conder stated that there are some builders that don't do enough and these standards will ensure that quality homes are being built. He added that there is still the development agreement route which is a good way to go for people getting at the spirit of the ordinance but may be lacking in some of the requirements. Jack Matheson stated that he agrees that 6 inch fascia should be added back into the ordinance. He asked if all stucco homes are being built. Mr. Moore replied that buyers and builders are mixed on this. He stated that the new ordinance almost requires all stucco homes. Commissioner Matheson asked when the points increased for a rambler from 240 to 250. Steve replied in this most recent draft.

Steve stated that staff proposed 15 foot home width for two story homes and 18 foot home width for ramblers because there is more home front on the second level of the home above the garage in two story home designs. He indicated that homes have been built that have a front door and a garage and staff doesn't feel this is a good look. Steve stated that the 6 inch fascia is already being done as a standard on many homes so staff removed this as a point option. He indicated that 5 points for the decorative vents was meant for one or more and not for each vent.

Harold Woodruff stated that he would like to add 6 inch fascia back into the ordinance for 10 points. He indicated that he would also be comfortable with allowing 5 points per decorative vent up to three vents. Commissioner Woodruff stated that he is comfortable with the 250 total points for ramblers and also likes the 18 foot home width for ramblers and 15 foot home width for two story homes. Brent Fuller agreed and asked if architectural shingles are included in the ordinance. Steve replied yes. Commissioner Mills clarified that porches can't be given double points for meeting requirements for both an entry feature and a relief treatment. Jack Matheson stated that he doesn't like shutters but the ordinance should specify shutters or decorative trim so someone doesn't do both. Randy Moore stated that if he needs extra points shutters would be a good option to use. Commissioner Woodruff stated that he feels the percentage in 2D and 4B should be reduced from 40% to 30%. Steve stated that another option would be to allow a smaller porch to count as a relief treatment but it wouldn't be given additional points since it already gets points in the entry feature section of the ordinance.

Motion: Commissioner Woodruff moved for approval subject to the changes proposed by staff and the following:

1. Add 6 inch fascia back into the ordinance with a 10 point value.
2. Decorative vents (item 7J) receive 5 points per vent up to 3 vents.
3. Change the percentage in 2D and 4B from 40% to 30%.
4. Allow item 4B to count as a relief treatment.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commission Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-ZT-10-2013- Approved

SUBDIVISION APPLICATIONS

S-3-2014

Stonebridge Business Center Subdivision

2400 South 4000 West

M Zone

2 Lots

9.7 Acres

BACKGROUND:

Brandt Bird, representing Mountain Oasis Holding Ltd., is requesting preliminary and final plat approval for the Stonebridge Business Center Subdivision. The subject property is presently vacant and is located north of Links Drive and west of 4000 West.

ISSUES:

The proposed subdivision is being requested in order to divide the existing property into 2 lots. It is anticipated that future uses here will be light manufacturing, office and possibly hospitality. Access will be gained from Links Drive and from 4000 West.

The Planning Commission may remember that this applicant submitted a subdivision plat immediately to the west titled Stonebridge Commerce Center Subdivision. While it is not fully known what uses will occupy these lots, the applicant has received interest from a hospitality group for lot 2 of this subdivision. If the hospitality use ends up being constructed on lot 2, the applicant would like to locate the Innovasis building from the subdivision to the west to lot 1 of this subdivision. Having a hotel next to Innovasis would be an ideal situation for the applicant.

Lot 1 will gain access from Links Drive. A parkstrip and sidewalk will be located on the north side of this street to match the improvements required of the Stonebridge Commerce Center Subdivision to the west. 4000 West is located immediately to the east of lot 2. While a portion of this right-of-way is dedicated, the applicant will be required to dedicate an additional 7 feet to the City. Improvements will be required along this frontage to match the Arizona Tile Subdivision to the north. It is anticipated that improvements will be required along these streets at such time that these properties develop. Should the applicant decide to have reciprocal access between lots, cross access and parking easements could be recorded as part of the subdivision, but will not be required.

During the study session a question was asked about access at the intersection of 4000 West and Lake Park Boulevard. As property develops in this area, it is anticipated that turning movements at this location will be right in and right out only. The proximity of this intersection with Lake Park Boulevard and Bangerter Highway is not conducive to full turning movements.

At a future date, staff will review either conditional use and/or permitted use applications. At that time, staff and agency comments will be more thoroughly addressed as part of the site plan review process. The subdivision plat will contain easements dedication of right-of-way and other information applicable to the division of property.

STAFF ALTERNATIVES:

1. Approve the Stonebridge Business Center Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Brandt Bird
2545 N 400 E
Provo, UT

Discussion: Steve Lehman presented the application. Jack Matheson asked if a cross access agreement should be placed on the plat as the subdivision gets recorded. Steve replied that this is an option but the potential uses are not set in stone and two uses may come to the site that wouldn't want a cross access easement. Commissioner Matheson stated that he sees a problem with the access on the east side and indicated that it will be a difficult location. Steve replied that the City recently created a double left turn lane to help traffic flow from Lake Park Boulevard to Bangerter Highway. He added that depending upon the types of land uses on the new lot, there will likely be a right in, right out only from the east road onto Lake Park Boulevard. Terri Mills questioned if the right in, right out only will cause concern for existing businesses. Steve stated that there are several options for access. He indicated that if there is a cross access easement to the west and/or even if there was only a right in, right out, people can travel to Links Drive as well as Commerce Center Drive out to the 201 frontage road. He stated that traffic hasn't been fully studied since this is only in the subdivision phase of the process.

Brandt Bird, the applicant, stated that the property has been purchased and is under his company's ownership. He indicated that preliminary site planning has been conducted but the request is for the subdivision at this point. Mr. Bird indicated that the small triangular piece to the south is not owned by the applicant but there may be an option of having traffic go through here as well. He indicated that options are being looked at to allow for egress to Links Drive without needing a cross access agreement.

Motion: Commissioner Fuller moved for approval.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-S-3-2014- Approved

CONDITIONAL USE APPLICATIONS

C-5-2014

Go-Mart Auto LLC (Julio Gomar)

3803 S Redwood Rd

Use: Automobile Service; General Mechanic and Auto Body Shop

C-2 zone (0.9 acres)

The applicant, Julio Gomar representing Go-Mart Auto LLC is requesting a conditional use amendment for an automobile mechanic and auto body shop at 3803 S Redwood Road. The zoning for this site is C-2,

General Commercial. The West Valley General Plan designates this area as Mixed Use which includes medium density residential, offices, and commercial uses. The zoning for all the surrounding properties is also C-2, General Commercial. There is an auto dealership to the north, Anderson Lumber to the east, a supermarket to the south. Across the street to the west, there is another auto dealership which is vacant and also an apartment complex.

Go-Mart Auto has been in operation as an auto dealer since August 2013. They now want to expand to the entire site and use the 5,244 square foot building in back as shop space for general mechanic work, safety inspections & emissions, and auto body work. This building has not been in use in well over a year. The interior includes some administrative offices, a small paint booth area that the applicant intends to further develop in the near future, and also a shop space which includes 5 service bays with lift. All repair work will be conducted within this space. There will be no outside storage for this use.

The parking lot will now serve both buildings. Fifteen parking stalls are required for the repair shop in back, five parking stalls are required for the car dealership, for a total of 20 customer parking that will be distributed along both buildings. The interior of the parking lot will be used to store sales inventory for the dealership. The applicant has room to fit 40 parking stalls for inventory while still maintaining the required spacing and layout for a parking lot. A dumpster is currently used in the southeast corner of the property. A 6' masonry enclosure will be installed to contain the dumpster.

The area on the east side of the site behind the building is undeveloped. There will be no outside storage or parking of any kind in this area and it must be maintained free of weeds and garbage. If there are plans to utilize this area in the future it will require the necessary review and approval of the city.

The landscaping on the site will be maintained. As part of the business license review process back in August 2013 for the dealership, two trees were installed along Redwood Road. Between this site and the property to the south there is an open detention basin. This will be maintained as outlined by West Valley Public Works. Only a portion of this detention basin is within the boundary of the subject property.

Go-Mart Auto will be required to meet all the requirements of the West Valley City Fire Department. This will include obtaining a Hazardous Material permit, the proper storage and disposal of any fluids related to the business, and also meeting all of the requirements for a the spray booth. The applicant will coordinate these issues with the Fire Department.

The site currently does not have a monument sign and the applicant does not have a sign plan at this point. They have indicated interest in having a monument sign in the future that will include an electronic messaging center.

Go-Mart Auto will install a security surveillance system to monitor all activity day or night.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The approved uses for this site include: general mechanic work, safety inspections & emissions, and auto body work.
2. There shall be no outside storage for this use.
3. Automotive repairs shall only be conducted within the building and shall not be conducted outside or in any parking areas.

4. The east side of the site behind the shop building shall not be used for outside storage of any kind. It must remain free of garbage and weeds. If this area intends to be utilized in the future it will need to be review and approved prior to use.
5. If a dumpster is located on site it must be screened with a 6' tall masonry enclosure with operable doors. The dumpster shall not impede the flow of traffic.
6. All landscaping areas must be maintained including the two trees in the front setback area.
7. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
8. All requirements of affected departments and agencies must be met.
9. The spray booth area shall meet the requirements of the West Valley Fire Department.
10. The use is subject to review upon valid complaint.

Applicant:

Julio Gomar
4251 Degray Dr.

Discussion: Jody Knapp presented the application. Jack Matheson clarified that there is an oil and water separator on the plans. The applicant had nothing further to add. The Planning Commission had no further questions or concerns.

Motion: Commissioner Matheson moved for approval subject to the 10 staff conditions.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commission Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-5-2014- Approved

C-6-2014

Rocky Mountain Power (David Spalding)
6499 West 5400 South
M Zone (4 Acres)

The applicant, David Spalding representing Rocky Mountain Power, is requesting a conditional use for the landscaping along the frontage of a power substation at 6499 West 5400 South. This property is zoned M, manufacturing and the West Valley City General Plan designates this area as light manufacturing. The surrounding uses include Kilgore Companies to the west, Geneva Rock to the south, Hexcel Corporation to the north and the Mountain View Corridor to the east.

Rocky Mountain Power will be locating a substation on this property in conjunction with Hexcel. The facility has frontage along 5400 South which is listed as one of West Valley City's major arterials which has specific landscaping requirements set forth in chapter 7-13 of the West Valley City Municipal Code. These standards include the following:

Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular

access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

This facility is unmanned and Rocky Mountain Power feels that they can not properly maintain the site if those standards are applied at this location. Therefore they have requested to modify the landscaped buffer. They have proposed to eliminate all turf and install trees and shrubs to provide 50% live plant material and the remaining area would be surfaced with gravel. Staff suggests utilizing a variety of colors and sizes of gravel in a decorative pattern to help break up this area and add some visual interest as well. Also a minimum of three (3) shrubs for every tree should be planted in this area.

Rocky Mountain Power is also requesting to modify the type of tree that is required to be planted. The tree list provided in the City Code is as follows:

Common Name	Botanical Name	Average Height
Goldenrain Tree	Koelreuteria Paniculata	20' - 30'
Crimean Linden	Tilia eucnora	30' - 40'
Little-leaf Linden	Tilia cordata	30' - 40'
London Plane Tree	Platanus acerifolia	40' - 50'
Marshall	Fraxinus Pennsylvanica	30' - 40'
Seedless Green Ash	'Marshall'	
Norway	Acer	30' - 40'
Maple	Platanoides	
Thornless	Gleditsia	30' - 40'
Honeylocust	triacanthos inermis	
Zelkova	Zelkova serrata	40' - 50'
Hackberry	Celtris	40' - 50'
	occidentalis	

The ordinance does state that the Planning Commission can allow for tree substitutions upon reviewing a professionally prepared landscape plan. Rocky Mountain Power has provided such a plan and is proposing to plant Spring Snow Crabapple, Bakeri Spruce and Bosnian Pine along the frontage. These trees vary from 20'-40' in height. The primary reason for the requested substitution is due to safety and climb-ability of trees adjacent to the substation perimeter. The equipment and materials located at this type of facility are subject to vandalism and theft and this equipment can be harmful or even fatal if untrained or unauthorized personnel come in contact with it. Therefore, due to the nature of the use, modifying the trees adjacent to this area provides additional security as well as screening.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following:

1. Landscaping along 5400 South shall include at least fifty percent live plant material (ground cover, perennials, shrubs, etc.) with a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer and three (3) shrubs per tree. The remaining portion of the buffer may be gravel which shall include different colors and sizes in a decorative pattern.
2. The required tree type along 5400 South may be modified to include Spring Snow Crabapple, Bakeri Spruce and Bosnian Pines.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Denial, as the proposed modifications to the landscaped buffer are not appropriate at this location and are not consistent with the streetscapes standards set forth for major arterials.

Applicant:

Dave Spalding
1569 W North Temple

Discussion: Jody Knapp presented the application. Phil Conder asked where the Mountain View Corridor exit will be located. Jody replied that it is currently constructed to this location and is an at grade intersection. Jack Matheson suggested crushed rock in the landscaping. Dave Spalding, the applicant, stated that decorative rock has been added to the plans. Terri Mills asked how tall the evergreens will be. Mr. Spalding replied that they will be around 40 feet tall. Commissioner Mills asked if the three shrubs per tree have been added to the plan. Jody replied that the applicant hasn't updated the plan yet but they will be there. Commissioner Mills displayed pictures of other utility companies with sparse landscaping and indicated that it's important to look at these closely in the future. Latai Tupou asked if there is a specification for the size of shrubs. Jody replied no.

Motion: Commissioner Mills moved for approval subject to the 2 staff conditions.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-6-2014- Approved

C-7-2014

Furst Construction ~ Adam Maher

Cabco 5600

2514 South 5600 West

M Zone (4.4 Acres)

The applicant, Adam Maher representing Furst Construction, is requesting a conditional use for a retail/office and storage unit facility. This project was originally approved by the Planning Commission on March 26, 2008. There was an amendment for the access and relocation of a managers unit approved on August 26, 2009. However, the project was not ever constructed and the conditional use approval has since expired. Therefore, the applicant has resubmitted a new application and is requesting approval of this development.

The zoning for this area is M, Manufacturing and the West Valley City General Plan anticipates Light Manufacturing for this area. The 5600 West Overlay Zone lies within the first 250' of this property therefore the development must comply with the use limitations, landscaping, streetscape and architectural requirements set forth in section 7-22-400, of the West Valley City Code. The surrounding zone is M to the east, west and north. The area to the south, across the Riter canal, is C-2 and RM. The surrounding uses include Pride Transportation to the east, vacant land owned by Pacificorp to the west, a truck repair and fabrication company to the north, and the Riter Canal to the south with a commercial shopping center (WinCo) and multi-family residential (Sagegate at Haynes Landing) on the opposite side of the canal.

The site consists of 63,636 square feet of storage unit space and 16,029 square feet of retail/office space, which includes an on-site managers apartment and rental office space along the 5600 West frontage in building number two. The 5600 West Overlay Zone prohibits self-storage facilities (7-22-406) so the site has been designed to comply with these regulations. A new City road, Anna Caroline Drive, is proposed through this site and the remaining property on the west side of this road will remain undeveloped at this time. The applicant, Adam Maher, has indicated that this area may be used for an additional 44,224 square feet of storage unit space in the future but it is not part of the application at this time.

The front retail/office buildings are constructed out of a combination of stucco and split face block with awnings and a concrete header. The design of the buildings is required to meet the Commercial Design Guidelines. The western facing portion of the storage units will be constructed along the future extension of Anna Caroline Drive so this portion of the building must meet the primary façade requirements of the Commercial Design Standards. To achieve this the rear wall of the storage units will be constructed out of the same materials as the front retail/office buildings and will include some undulation, and color and material changes as submitted in the elevation drawings.

The landscaping on site must comply with the 5600 West Streetscape Standards (7-22-500). This would include a minimum 15' parkstrip, 6' sidewalk and a 5' landscaped area with pedestrian lighting along the frontage. Additional landscaping has been provided throughout the customer/employee parking areas and 5' strips are provided along the entire north and south perimeters for a total of 18.4% landscaping.

Utah Department of Transportation (UDOT) has requested that the access be located on the south side of the property. A secondary access has been provided along the rear portion of the site and is located at least 20' from the side property lines per 7-6-1107 of the West Valley City Municipal Code.

The setback for the rear portion of the site along Anna Caroline is proposed at 20' so a 2'-3' berm must be included in this setback area. Trees and shrubs are recommended to be planted in this setback area to further screen the storage unit buildings from the street. This landscaping will be completed when the rear building is constructed. Trees shall also be planted in the parkstrip along both sides of Anna Caroline Drive at an interval of 1 tree for every 30-feet. The tree to be planted in the parkstrip shall be from the list provided in the 5600 West Overlay Zone section of the West Valley City Code. The details and design of the new City road and bridge across the Riter canal currently have not been determined and the applicant shall coordinate this through the West Valley City Public Works Department. The landscaping in the parkstrip shall be completed when the roadway construction is complete.

Signage is proposed along the walls of the retail buildings as well as a monument sign in the landscaped area along 5600 West. All signage will meet the standards set forth in the City Code. A dumpster has not been indicated on the plans but if one is to be located on site a 6' masonry enclosure shall be provided. Screening of any additional mechanical equipment on site or on the buildings shall also be required.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The buildings and site shall be constructed per the approved plans in accordance with all of the West Valley City Codes including but not limited to the West Valley City Commercial Design Guidelines and the 5600 West Overlay Zone.
2. Signage must comply with the West Valley Sign Ordinance

3. A 6' tall masonry enclosure must be provided for dumpsters located on the site and all mechanical equipment shall be properly screened.
4. All requirements of affected departments and agencies must be met including UDOT and West Valley City Public Works.
5. The fencing along the canal shall be black vinyl coated chain link.
6. Trees and shrubs shall be planted in the building setback area adjacent to new City road to adequately screen the storage unit wall from the street. They shall be installed when this portion of the site is developed.
7. Trees shall be planted within the parkstrip along the new City road and the Riter canal at an interval of one tree for every 30-feet when the road is improved. Trees shall be chosen from the list provided in the 5600 West Overlay Zone.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Steele Jensen
10138 S 460 W

Neutral:

Brent Rushton
5491 W 4100 S

Discussion: Jody Knapp presented the application. Jack Matheson asked if the business climate is getting better and questioned if this is the reason development is able to happen now. Steele Jensen, representing the applicant, replied that he isn't sure why development was put on hold but indicated that he knows part of it was due to the state of the economy around the time of original approval. Terri Mills asked if brick will be used on the building. Mr. Jensen replied that he is unsure of specific materials but added that he believes the material will be block and not brick. Commissioner Mills stated that she would prefer a wrought iron fence on the north and south sides of the property instead of the vinyl chain-link. She indicated that chain-link is easier to climb if the purpose of the fence is for security. Mr. Jensen replied that cost likely played into effect when fencing was discussed. He added that barbed wire would likely be added to the top as well for additional security. Commissioner Mills stated that wrought iron fences are just as vertical but not as climbable. Commissioner Matheson asked if barbed wire and razor wire are allowed. Jody replied yes. Commissioner Mills asked if the lighting indicated on the plan approved in 2008 will still be used. Mr. Jensen replied that he was unsure. Commissioner Mills asked how tall the trees will be along the canal side of the property. Jody replied the trees will be 20 feet tall and added that there will be shrubs in this area as well. Commissioner Mills stated that the Winco building has a lot more features on the rear side and questioned why the south building on this property doesn't have more detail on the back. Jody replied that commercial design standards do not apply since this portion of the building will not be seen from the road. Latai Tupou asked if lighting will be installed along either of the frontages. Jody replied that standard lighting will be required.

Brent Rushton, a resident, stated that he has no objection to the development of the property but stated that there is a road on this property that leads to his parcel. He indicated that he has a prescriptive easement and it is very important that this access is maintained. Mr. Rushton indicated that he will either need access on this property or on the canal road and it will be necessary until the Mountain View Corridor is constructed in this area. Steve Pastorik stated that Mr. Rushton can speak with the Legal Department as well as Public Works to see what options there are. Mr. Rushton stated that he is uncomfortable with this item being approved until he knows he can get access to his property.

Commissioner Mills stated that she would like to see a materials board and would like to discuss the possibility of a wrought iron fence on the north and south sides of the property. Commissioner Matheson stated that he would like to give the applicant time to talk to Mr. Rushton regarding the access and have Public Works look into this further. Jody clarified that Public Works has approved of the site. She added that West Valley City can't grant access to anyone and this must be discussed and resolved by both property owners. Jody stated that this isn't something the Planning Commission can consider in a conditional use application .

Motion: Commissioner Tupou moved for continuance to allow the applicant time to provide a materials board, discuss fencing (wrought iron), and discuss access issues.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commission Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-7-2014- Continued

C-8-2014

SLCUT Title Loans, LLC (Georgina Montoya)

4865 West 3500 South

C-2 Zone (1.26 Acres)

The applicant, Georgina Montoya, is requesting a conditional use permit for a car title loan business at 4865 West 3500 South Suite B. The zoning for this area is C-2, General Commercial and a title loan business is a conditional use in this zone. The West Valley City General Plan anticipates Mixed Use for this area but primarily commercial uses. The surrounding uses are all C-2 zoning, which includes restaurants and Shopko to the north, a gas station to the east, and self-storage facilities to the west and south.

The use will share a tenant space within a commercial retail building. The business will provide title loan services only. SLCUT Title Loans, LLC will not offer any pawn, check cashing or deferred deposit loan services at this location. The applicant has noted in the attached letter that the business would be open on appointments only during regular business hours Monday – Saturday from 9:00 a.m. – 6:00 p.m. and would be closed on Sundays. Ms. Montoya will be the sole owner with no employees. The business will use wall signs in compliance with the West Valley City sign ordinance and repair any damage that is left from removal of the existing signage. The minimum number of required parking spaces is calculated as one (1) parking space for two hundred and fifty (250) feet of gross floor area. This use will not add additional office or retail space to the site, therefore, there is sufficient parking provided throughout the center. There will be no outside storage allowed as part of this business, including storage of vehicles that have been repossessed for any reason. Any repossessed vehicle will be towed by an outside repossession company and will not be brought to this site at any time. The company handling repossessions will have an insured facility with storage yard. Said companies will not be affiliated with SLCUT Title Loans LLC, other than using their service.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. This use shall be for title loan services only and shall not include check cashing, pawn or deferred deposit loans.
2. There is to be no outside storage of any kind permitted for this use.
3. A building permit application must be submitted for any new wall signs, and the signage shall meet all regulations contained in Title 11 of the West Valley City Code and any visible damage remaining from the removal of the current signage on the building must be repaired.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Not present

Discussion: Jody Knapp presented the application. Terri Mills asked if the banner signs that are currently on the property are allowed. Jody replied no and indicated that they will need to be removed. Commissioner Mills asked if temporary banner signs can be turned into permanent signs. Jody replied no and indicated there are specific regulations for permanent signs.

Motion: Commissioner Fuller moved for approval subject to the 3 staff conditions

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	No
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commission Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Majority-C-8-2014- Approved

PLANNING COMISSION BUSINESS

Approval of Minutes from February 26, 2014 (Regular Meeting) **Approved**

Approval of Minutes from March 4, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:37 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant